

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
S/S Crestnoll Road, E/S
of Knollcrest Road
2311 Crestnoll Road
8th Election District
3rd Councilmanic District
Brian Mendelson, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-443-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Brian Mendelson and Sandra Mendelson, his wife, for that property known as 2311 Crestnoll Road in the Knollcrest Manor subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A04.3.B.5 of the Baltimore County Zoning Regulations (BCZR) to permit a 15 ft. lot line setback in lieu of 50 ft., for an enclosure for the existing pool. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date

By

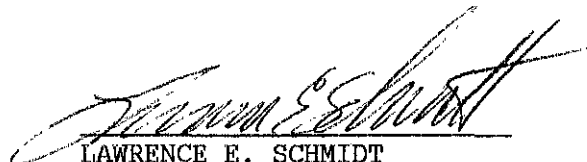
MICROFILMED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of July, 1995 that the Petition for a Zoning Variance from Section 1A04.3.B.5 of the Baltimore County Zoning Regulations (BCZR) to permit a 15 ft. lot line setback in lieu of 50 ft., for an enclosure for the existing pool, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECORDED
DATE 7/6/95
BY [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 5, 1995

Mr. and Mrs. Brian Mendelson
2311 Crestnoll Road
Baltimore County, Maryland 21136

RE: Petition for Administrative Variance
Case No. 95-443-A
Property: 2311 Crestnoll Road

Dear Mr. and Mrs. Mendelson:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.



95-443-A

**ZONING DESCRIPTION FOR:
2311 CRESTNOLL ROAD
BALTIMORE COUNTY, MARYLAND 21136**

Beginning at a point on the east side of Knollcrest Road which has a 50' Right-of-Way width at a distance of 125.56' west of Crestnoll Road which is 50' wide, being lot # 10, block "C" in the subdivision of Knollcrest Manor, as recorded in Baltimore County Plat Book # 40 Folio 87 containing 0.78 acres, also known as 2311 Crestnoll Road, Baltimore County, MD 21136, and located in the 8th Election District, and 3rd Councilmanic District.

RECORDED

#437

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-443-A

District 8th Date of Posting 6/16/95
Posted for: Variance
Petitioner: Brian & Sandra Mendelson
Location of property: 2311 Crostkill Rd, S/S
Location of Signs: Facing road way, on property being zoned
Remarks: _____
Posted by M. Healey Date of return: 6/22/95
Signature
Number of Signs: 1





Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-443-A

Account: R-001-6150

Number

Date 5/5/95

Taken In By: J. J. J. J.
Item: 4-37

McDonaldson, Brian - 2311 Crestwood Rd.

010- Res. Lic. - \$ 50.00

000- 1 sign - \$ 35.00

Total - \$ 85.00

03A0180149M1CNR
BA 0010144AMDA-05-95

\$85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 437

Petitioner: BRIAN & SANDRA MENDELSON

Location: 2311 CRESTHOLL ROAD BALT CO. MD 21136

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ROO SHAKIBA c/o PRIME ENGINEERING

ADDRESS: 701 W. MAPLE ROAD
LINTHICUM MD 21090

PHONE NUMBER: 410-850 4310

AJ:ggs

(Revised 04/09/93)



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 15, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-443-A (Item 437)
2311 Crestnoll Road
S/S Crestknoll Road, E/S Knollcrest Road
8th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before June 18, 1995. The closing date (July 3, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Brian and Sandra Mendelson
Rod Shakiba

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 5, 1995

Mr. and Mrs. Brian Mendelson
2311 Crestnoll Road
Baltimore, Maryland 21136

RE: Item No.: 437
Case No.: 95-443-A
Petitioner: B. Mendelson, et ux

Dear Mr. and Mrs. Mendelson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 5, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM

DATE: June 15, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 2311 Crestnoll Road

INFORMATION:

Item Number: 437

Petitioner: Mendelson Property

Property Size: _____

Zoning: RC-5

Requested Action: Administrative Variance

Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

The applicant requests an administrative variance to permit a 15' setback in lieu of the required 50'.

While staff does not oppose the applicant's request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject variance.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kern

PK/JL

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: June 26, 1995
Zoning Administration and Development Management

FROM: *Pub* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for June 26, 1995
Items 436, 437, 438, 441, 442, 444, 445, 446
447 and 449

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-13-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 437 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

PETITION PROBLEMS AGENDA OF JUNE 19, 1995

437 --- MJK

1. Notary section is incorrect.

#439 --- MJK

1. Need power of attorney for person signing for legal owner.

#441 --- MJK

1. Legal owner's name does not agree on petition and plat. Petition says Garland & Carnether Hurt; plat says Sparrows Point Lodge #3339 G.W.O. of Odd Fellows. Which one is correct?

#445 --- CAM

1. Legal owner's name does not agree on petition and plat. Petition says David M. Zwald, Regional Admin.; plat says North Oaks R.E. Part. Which one is correct?

#448 --- JJS

1. No telephone number on petition form for legal owner.

#449 --- JJS

1. Notary section is incomplete.

SCALE

1"=200

DATE of
PHOT
JAN 1986

LOCATION

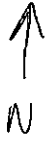
KNOLL CREST
MAJOR

SHEET

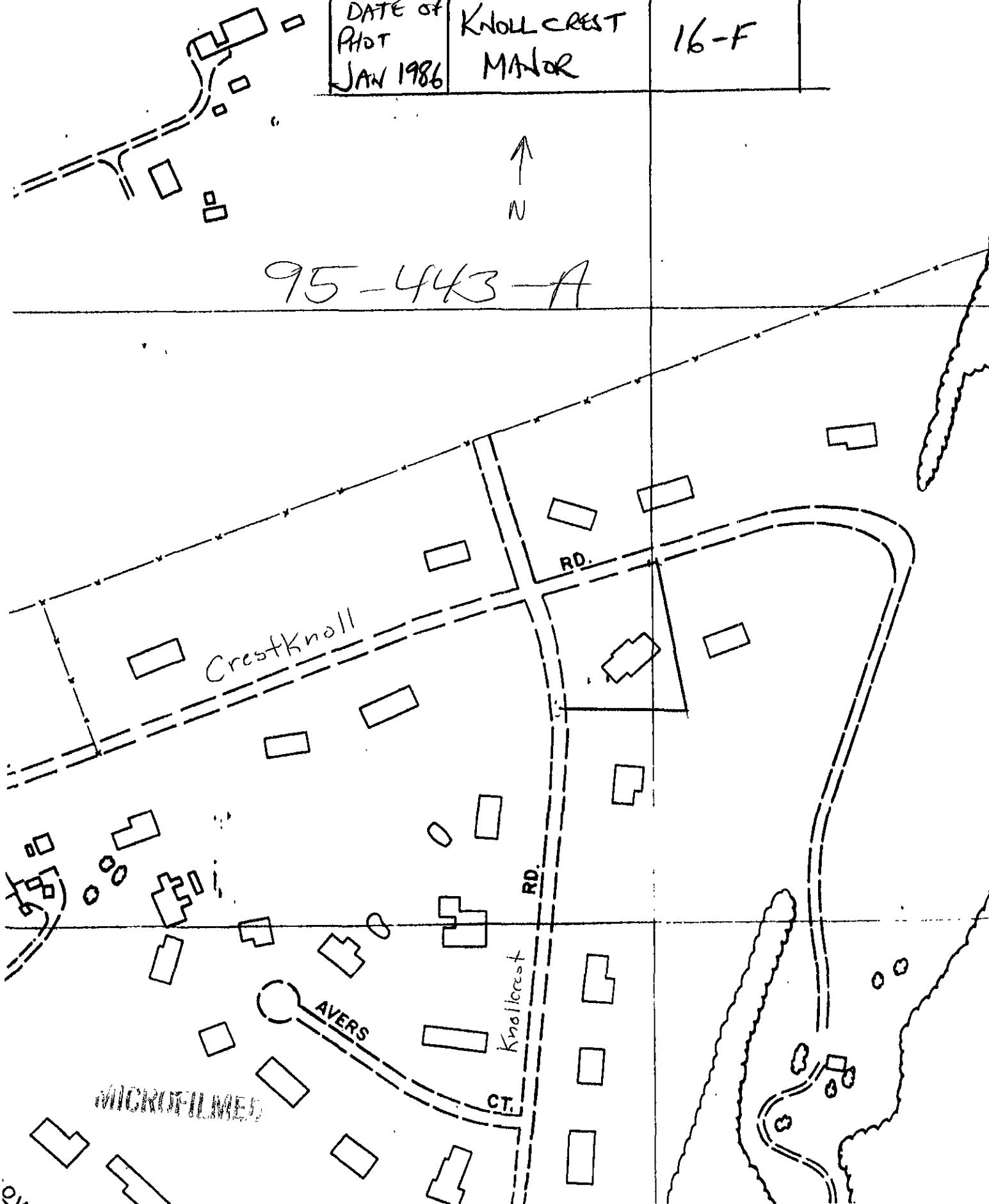
N.W.

16-F

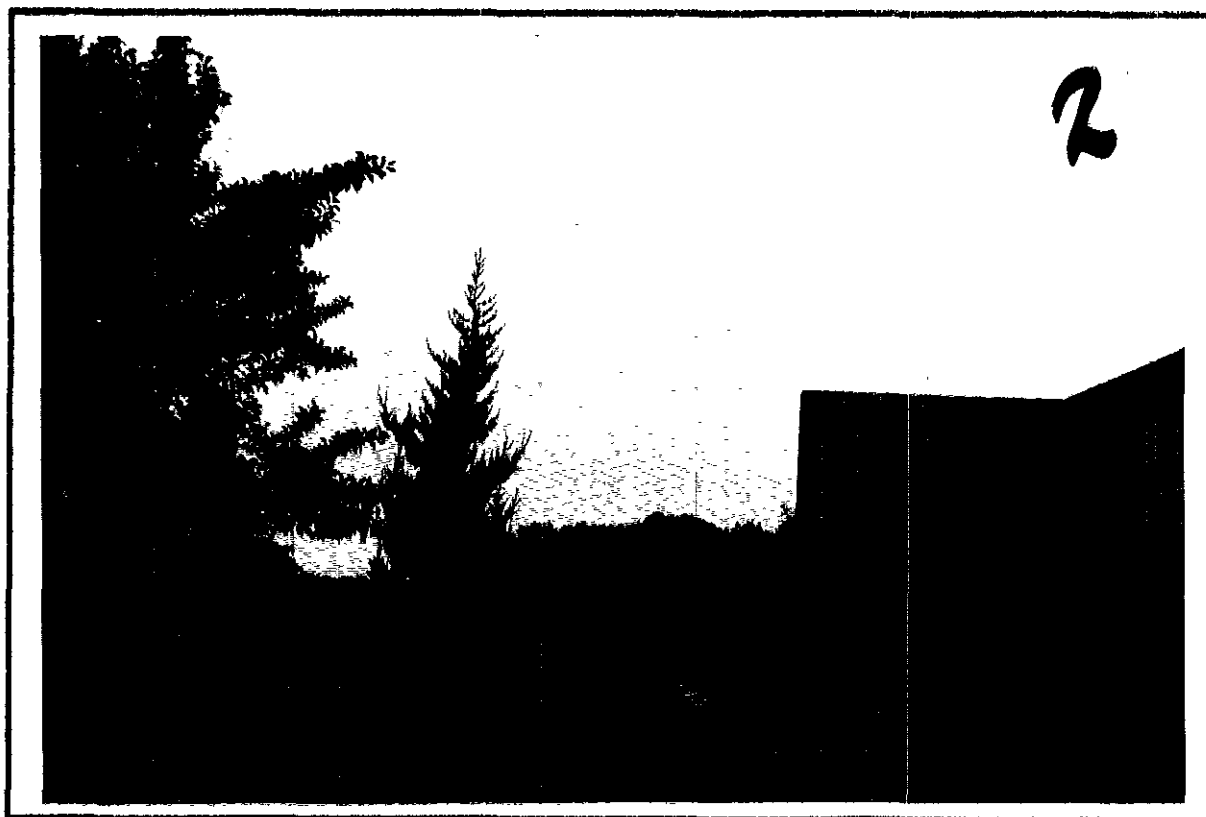
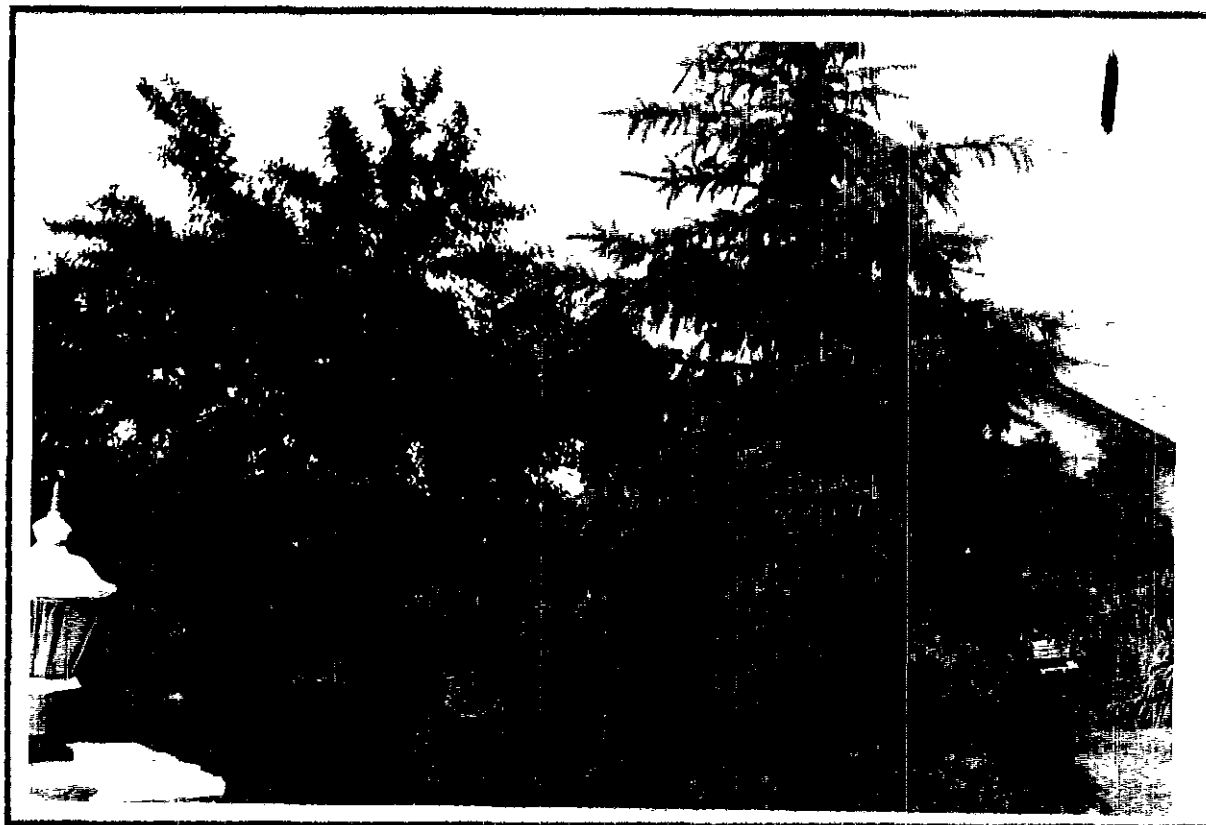
#437



95-443-A



95-443-A

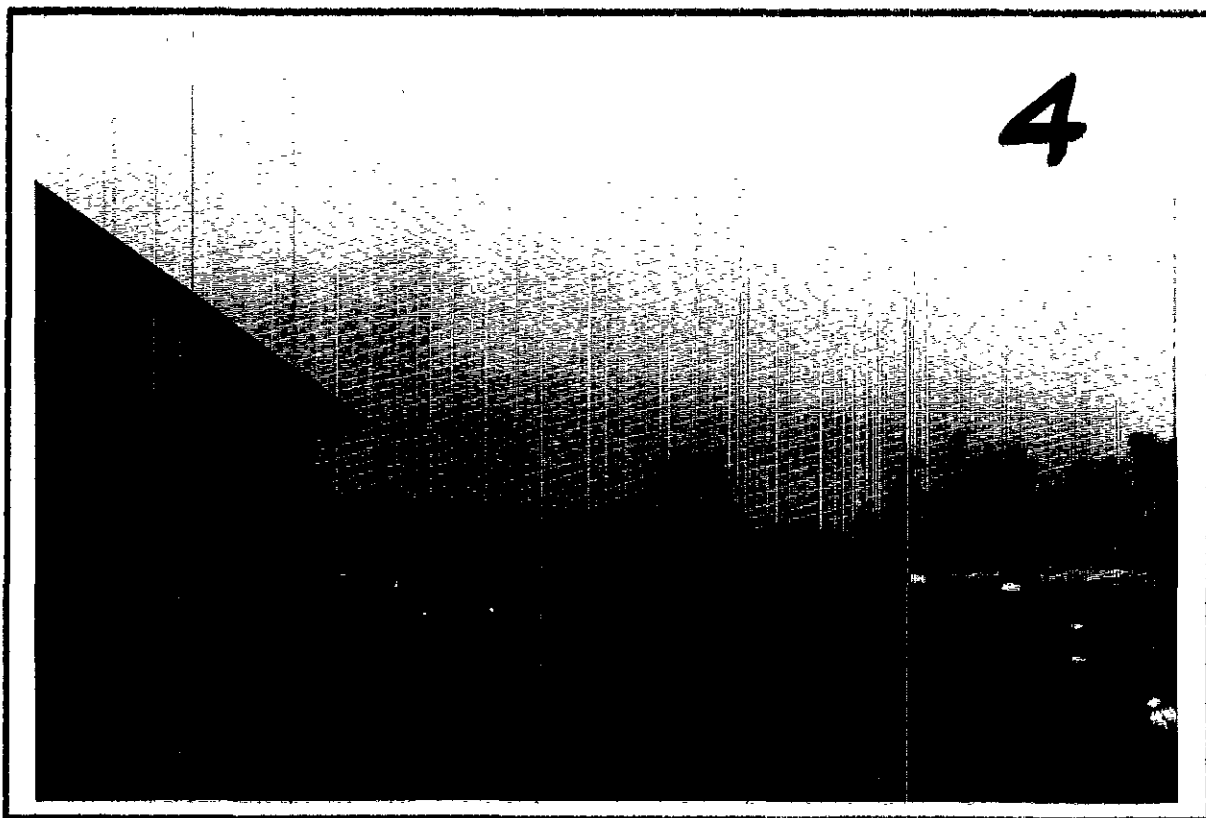


2

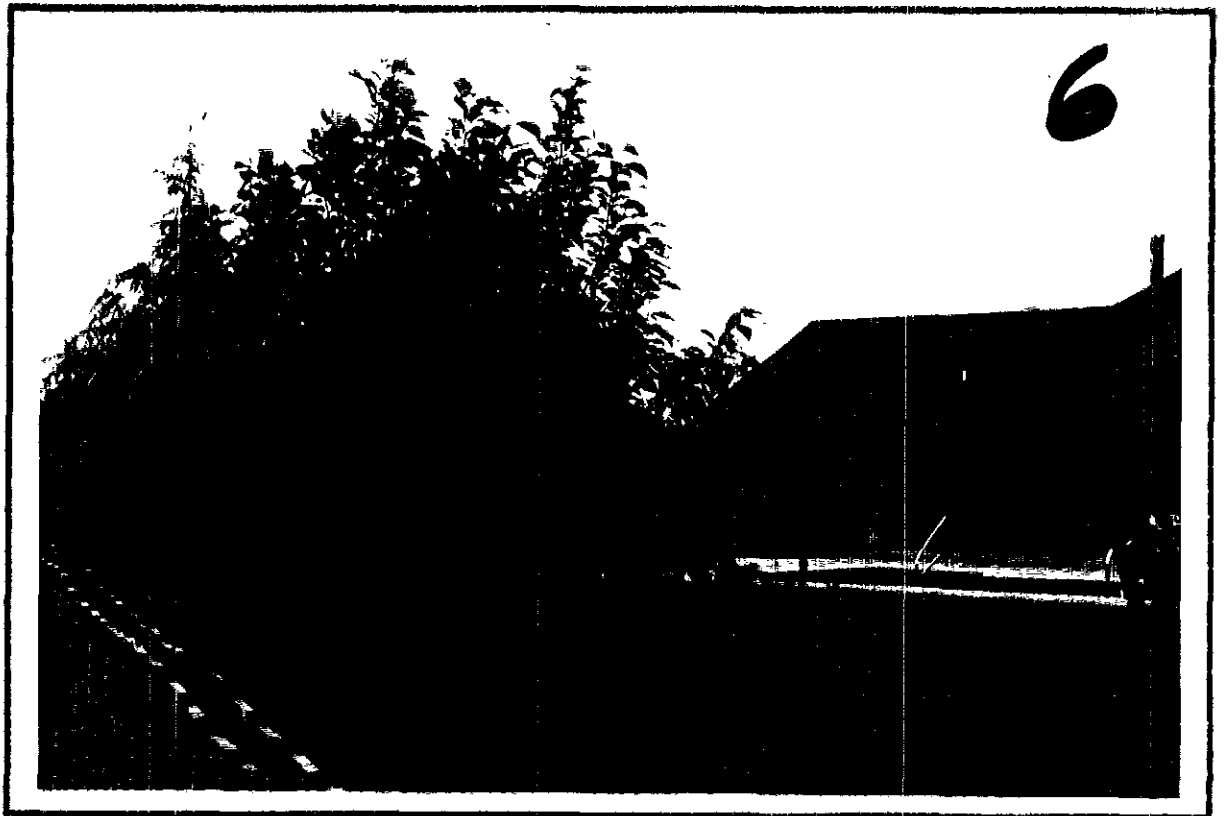
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437

95-443-A

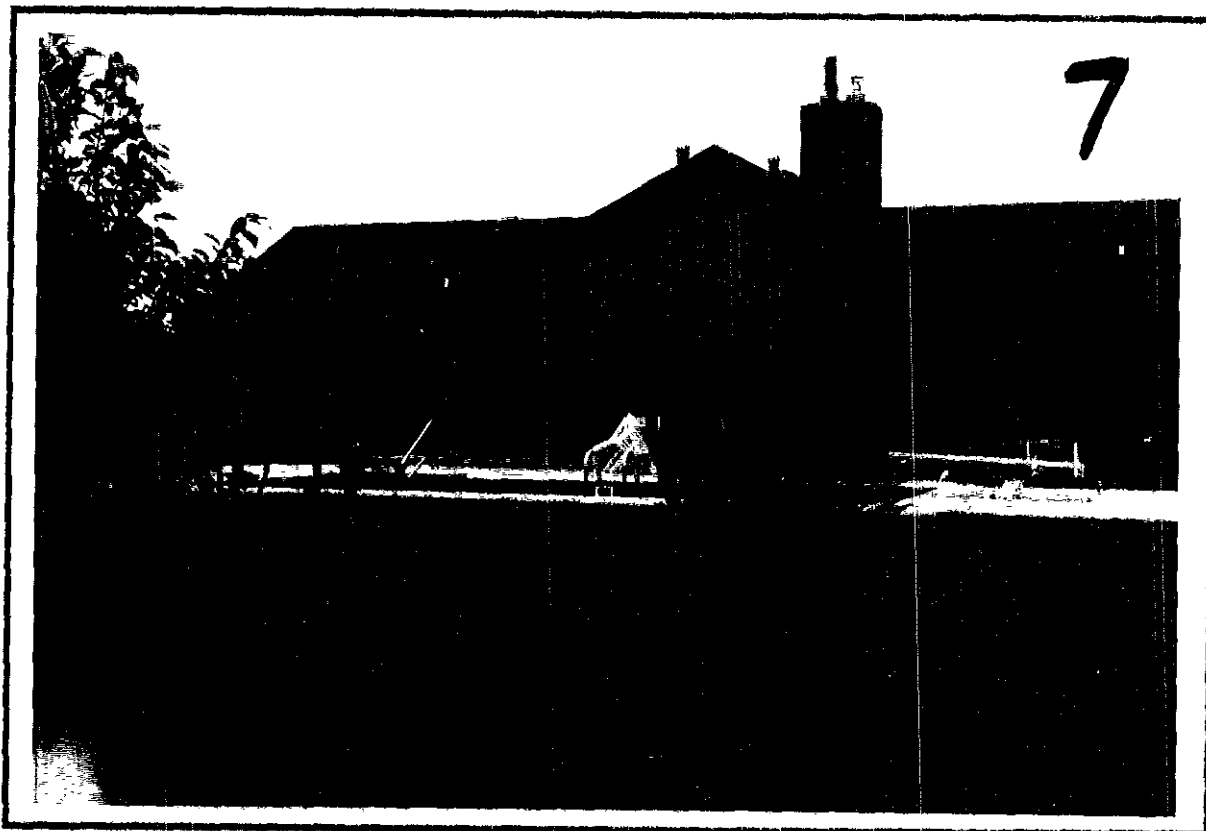


95-443-A



APR 1964

95-443-A



MICROFILMED



Petition for Administrative Variance

95-443-A

to the Zoning Commissioner of Baltimore County

for the property located at 2311 CRESTNOLL ROAD

which is presently zoned R.C5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A04.3.B.5 (1A00.3.B.3, RDP) to permit a 15' lot line setback in lieu of 50'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

OWNERS DESIRE TO CONSTRUCT AN ENCLOSURE FOR THE EXISTING POOL, SINCE THE POOL ENCLOSURE WILL BE ATTACHED TO EXISTING HOUSE, THE ZONING SETBACK CANNOT BE MET AT THE SIDE & REAR OF PROPERTY.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

ROD SHAKIBA

PRIME ENGINEERING COMPANY

Name

701 W. MAPLE ROAD (410) 850-4310

Address

Phone No.

LINTHICUM MD 21090

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: MDL

DATE: 6/5/95

ESTIMATED POSTING DATE: 6/18/95

Printed with Soybean Ink
on Recycled Paper

ITEM #: 437

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7311 CRESTNOLL ROAD
address
BALTIMORE COUNTY MD 21136
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

A POOL ENCLOSURE IS DESIRED TO BE BUILT FOR THE EXISTING SWIMMING POOL. THE ENCLOSURE IS TO BE ATTACHED TO EXISTING HOUSE. THE SET BACK REQUIREMENT FOR REAR & ONE SIDE CANNOT BE MET WITH ZONING RC5, THEREFORE, THIS VARIANCE REQUEST IS SUBMITTED

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Brian Mendelson
(signature)
BRIAN MENDELSON
(type or print name)



Sandra Mendelson
(signature)
SANDRA MENDELSON
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1ST day of JUNE, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARYLAND

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

JUNE 1, 1995
date

Mary G. Smith
NOTARY PUBLIC

My Commission Expires:

11/5/98



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	NORTH OF CHESTNUT RIDGE	MICROFILMED N.W. 16-F
DATE OF PHOTOGRAPHY JANUARY 1986 #437		

#437

16-F

95-443-A

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS: 2311 CRESTNOLL ROAD
SUBDIVISION NAME: KNOLLCREST MANOR
PLAT BOOK 40/87
OWNERS: BRIAN AND SANDRA MENDELSON

NOTE:
THIS PLAT IS PREPARED BASED ON THE LOCATION
SURVEY PREPARED BY HUDKINS ASSOCIATES, INC.

CRESTNOLL ROAD

24' MAC PAV.

50'R/W

S 74°11'20" W
150.00'

34091 SF.
0.78 AC.

50' MIN SETBACK LINES

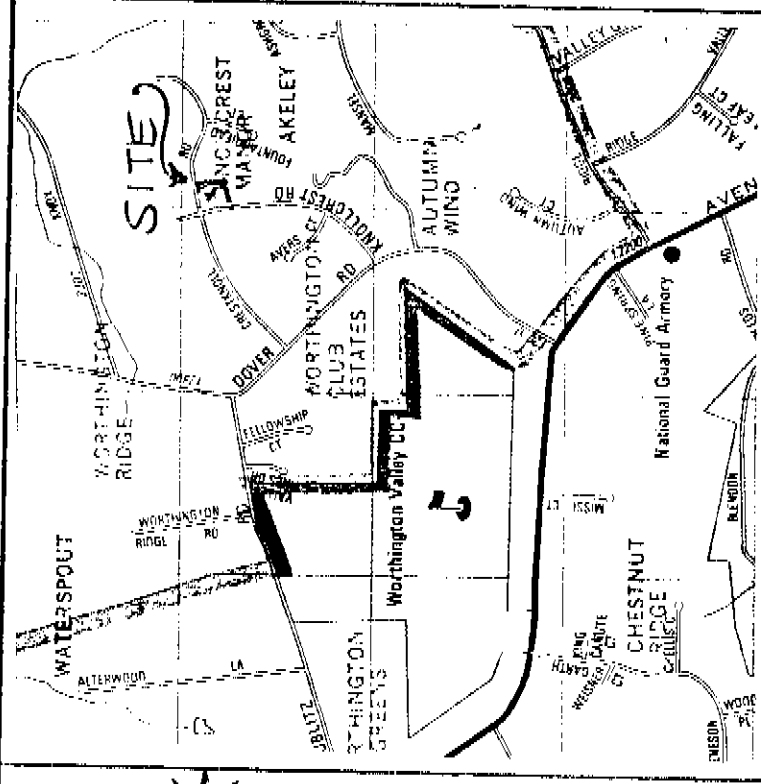
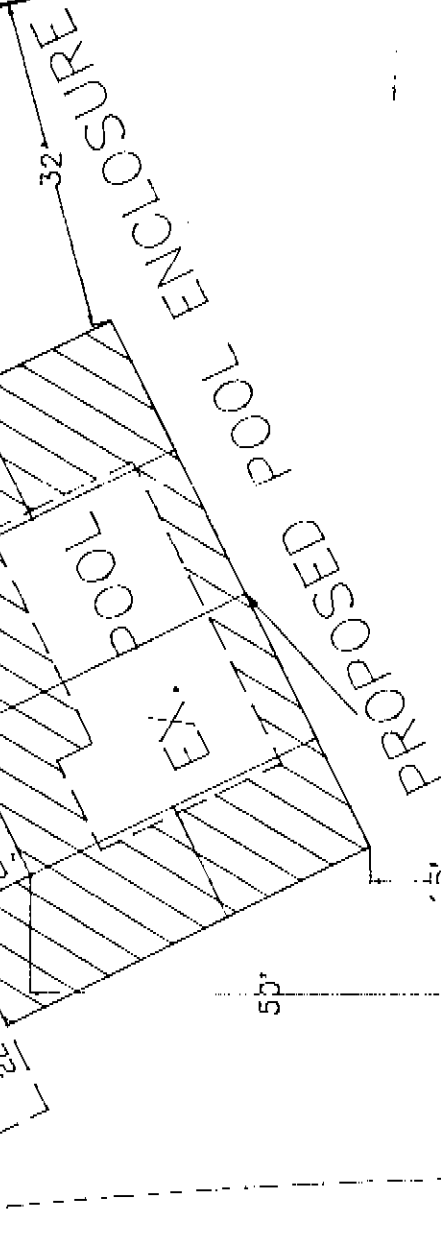
LOT 10

KNOLLCREST ROAD
24' MAC PAV.
50'R/W



N 15°48'40" W
225.00'

PREVIOUS VARIANCE CASE # 314
BRIAN AND SANDRA MENDELSON'S PROPERTY
2311 CRESTNOLL ROAD
LOT 10, BLOCK "C" KNOLLCREST MANOR
ELECT. DIST. 8 BALTIMORE COUNTY, MD
ANNE ARUNDEL COUNTY MARYLAND
SCALE 1"=30'
MAY 1995
PRIME ENGINEERING COMPANY
ENGINEERS PLANNERS SURVEYORS ARCHITECTS
701 W. MAPLE ROAD
LINTHICUM, MD 21090
TEL. (410) 850-4310



VICINITY MAP, SCALE: 1"=2000'

95-4143-A

LOCATION INFORMATION

ELECT. DIST. 8
1"=200' SCALE MAP: N W 16 F, C.3
ZONING: R-C5
LOTS SIZE: 34091 SF.
SEWER SEPTIC: 0.78 AC.
WATER WELL
CHESAPEAKE BAY CRITICAL AREA : (NO)
PRIOR ZONING HEARING:
VARIANCE CASE:
85-5-A (ITEM 314)

ZONING OFFICE USE ONLY
REVIEWED BY: ITEM # CASE #

437

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
S/S Crestnoll Road, E/S
of Knollcrest Road
2311 Crestnoll Road
8th Election District
3rd Councilmanic District
Brian Mendelson, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-443-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Brian Mendelson and Sandra Mendelson, his wife, for that property known as 2311 Crestnoll Road in the Knollcrest Manor subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A04.3.B.5 of the Baltimore County Zoning Regulations (BCZR) to permit a 15 ft. lot line setback in lieu of 50 ft., for an enclosure for the existing pool. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of July, 1995 that the Petition for a Zoning Variance from Section 1A04.3.B.5 of the Baltimore County Zoning Regulations (BCZR) to permit a 15 ft. lot line setback in lieu of 50 ft., for an enclosure for the existing pool, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 5, 1995

Mr. and Mrs. Brian Mendelson
2311 Crestnoll Road
Baltimore County, Maryland 21136

RE: Petition for Administrative Variance
Case No. 95-443-A
Property: 2311 Crestnoll Road

Dear Mr. and Mrs. Mendelson:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 2311 CRESTNOLL ROAD
which is presently zoned RCS

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.5 (1A04.3.B.5, RDP) to permit a 15' lot line setback in lieu of 50'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

OWNERS DESIRE TO CONSTRUCT AN ENCLOSURE FOR THE EXISTING POOL, SINCE THE POOL ENCLOSURE WILL BE ATTACHED TO EXISTING HOUSE. THE ZONING SETBACK CANNOT BE MET AT THE SIDE & REAR OF PROPERTY. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee: NA
Type of Petition: NA
Signature: Brian Mendelson
Signature: Sandra Mendelson
Address: 2311 CRESTNOLL ROAD (5615562)
City: BALTIMORE COUNTY MD 21136
Name, Address and phone number of representative to be contacted: ROD SHAKIBA
PRIME ENGINEERING COMPANY
TOL W. MAPLE ROAD (410) 850-4310
LINTHICUM MD 21090

A Public Hearing having been requested and/or held to be required, an appeal by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised in accordance with the Zoning Regulations of Baltimore County, at the time and place of general circulation throughout Baltimore County, and that the property be recorded.

Zoning Commissioner of Baltimore County

REMOVED BY: MDL DATE: 6/5/95
ESTIMATED POSTING DATE: 6/12/95

Printed with Soybean Ink on Recycled Paper

ITEM #: 437

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: 6/14/95
Posted for: Variance
Petitioner: Brian & Sandra Mendelson
Location of property: 2311 Crestnoll Rd, 4th
Location of Sign: Facing road way, on property being zoned
Remarks:
Posted by: MDL Date of return: 6/12/95
Number of Signs: 1

ZONING DESCRIPTION FOR:
2311 CRESTNOLL ROAD
BALTIMORE COUNTY, MARYLAND 21136

Beginning at a point on the east side of Knollcrest Road which has a 50' Right-of-Way width at a distance of 125.56' west of Crestnoll Road which is 50' wide, being lot # 10, block "C" in the subdivision of Knollcrest Manor, as recorded in Baltimore County Plat Book # 40 Folio 87 containing 0.78 acres, also known as 2311 Crestnoll Road, Baltimore County, MD 21136, and located in the 8th Election District, and 3rd Councilmanic District.



Baltimore County
Zoning Administration &
Development Management
211 West Chesapeake Avenue
Towson, Maryland 21204

receipt
95-443-A

Account: 9001-6150

Number

Date: 6/5/95

Taken In By: MDL
Item: 437

Mendelson, Brian - 2311 Crestnoll Rd.
010- Res Use - \$ 50.00
020- 1st 40' - \$ 35.00
100- 1st 40' - \$ 85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Affidavit in support of
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 2311 CRESTNOLL ROAD

BALTIMORE COUNTY MD 21136

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

A POOL ENCLOSURE IS DESIRED TO BE BUILT FOR THE EXISTING SWIMMING POOL. THE ENCLOSURE IS TO BE ATTACHED TO EXISTING HOUSE. THE SETBACK REQUIREMENT FOR REAR & ONE SIDE CANNOT BE MET WITH ZONING RCS. THEREFORE, THIS VARIANCE REQUEST IS SUBMITTED.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Brian Mendelson
Sandra Mendelson

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 1st day of JUN, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARY LAND

the Affiant(s) hence, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal

JUN 6 1 1995

My Commission Expires: 11/5/98

95-443-A

#437

111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management



(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Carl J. Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 437

Petitioner: Brian & Sandra Mendelson

Location: 2311 CRESTNOLL ROAD BAL CO MD 21136

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ROD SHAKIBA c/o PRIME ENGINEERING

ADDRESS: TOL W. MAPLE ROAD

LINTHICUM MD 21090

PHONE NUMBER: 410-850-4310

AJ:eggs

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 15, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-443-A (Item 437)
2311 Crestnoll Road
S/S Crestnoll Road, E/S Knollcrest Road
8th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before June 19, 1995. The closing date (July 3, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

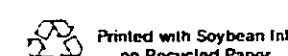
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jablon

Arnold Jablon
Director

cc: Brian and Sandra Mendelson
Rod Shakiba



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 5, 1995

Mr. and Mrs. Brian Mendelson
2311 Crestnoll Road
Baltimore, Maryland 21136

RE: Item No.: 437
Case No.: 95-443-A
Petitioner: B. Mendelson, et ux

Dear Mr. and Mrs. Mendelson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 5, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM DATE: June 15, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 2311 Crestnoll Road

INFORMATION:

Item Number: 437

Petitioner: Mendelson Property

Property Size:

Zoning: RC-5

Requested Action: Administrative Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The applicant requests an administrative variance to permit a 15' setback in lieu of the required 50'.

While staff does not oppose the applicant's request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject variance.

Prepared by: *Jeffrey M. Long*

Division Chief: *Carol L. Kern*

PK/JL

ITEM437/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: June 26, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for June 26, 1995
Items 436, 437, 438, 441, 442, 444, 445, 446
447 and 449

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw

**PETITION PROBLEMS
AGENDA OF JUNE 19, 1995**

437 — MJK

1. Notary section is incorrect.

#439 — MJK

1. Need power of attorney for person signing for legal owner.

#441 — MJK

1. Legal owner's name does not agree on petition and plat. Petition says Garland & Carnether Hurt; plat says Sparrows Point Lodge #3339 G.W.O. of Odd Fellows. Which one is correct?

#445 — CAM

1. Legal owner's name does not agree on petition and plat. Petition says David M. Zwald, Regional Admin.; plat says North Oaks R.E. Part. Which one is correct?

#448 — JJS

1. No telephone number on petition form for legal owner.

#449 — JJS

1. Notary section is incomplete.



O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-13-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 437 (HJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

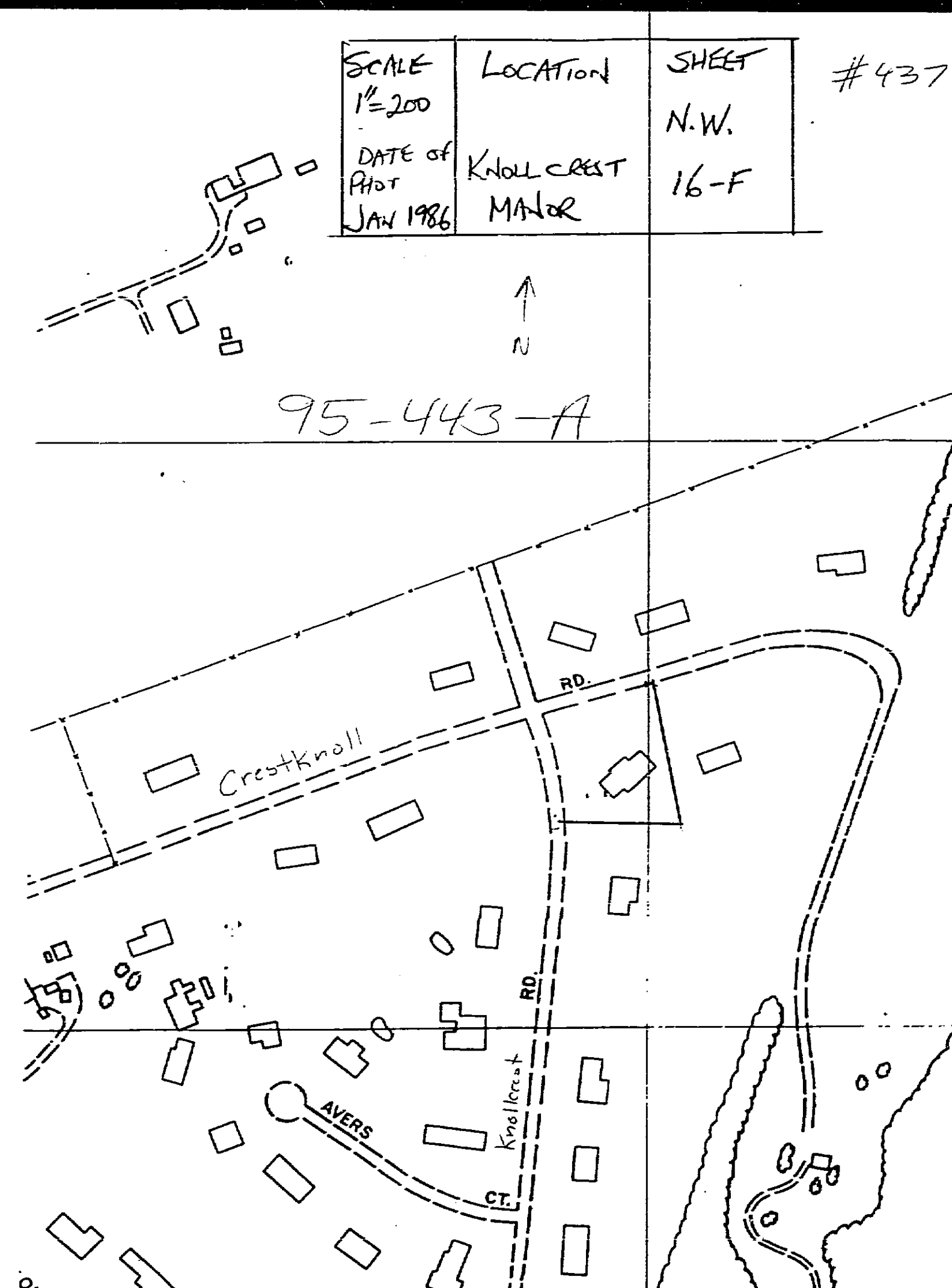
Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

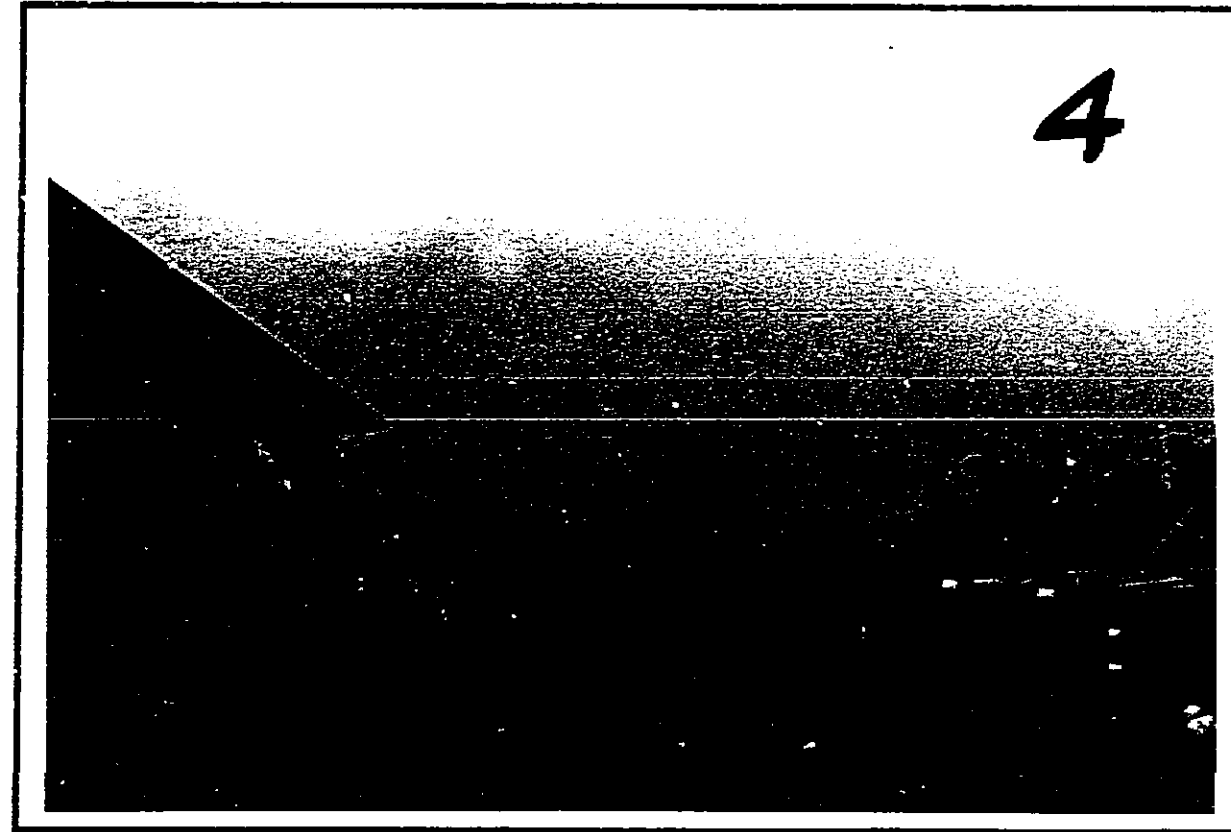
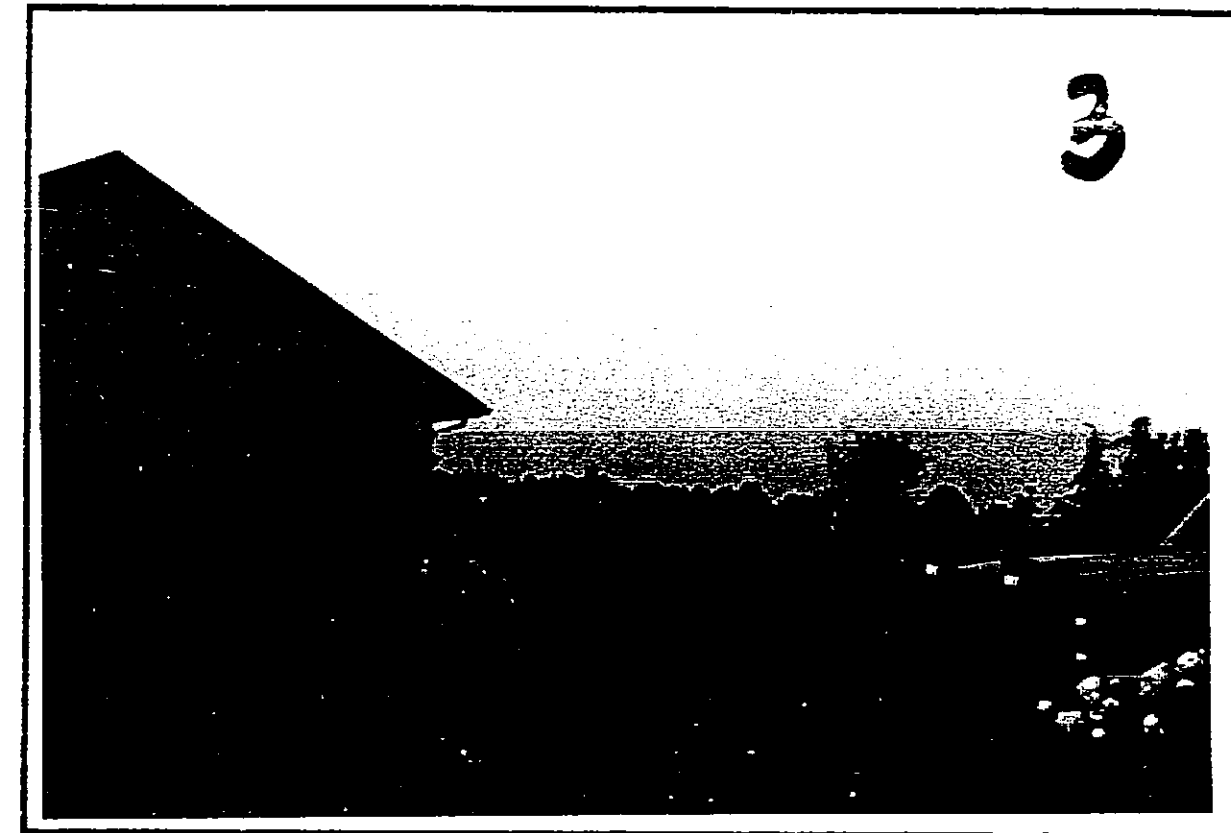


95-443-A

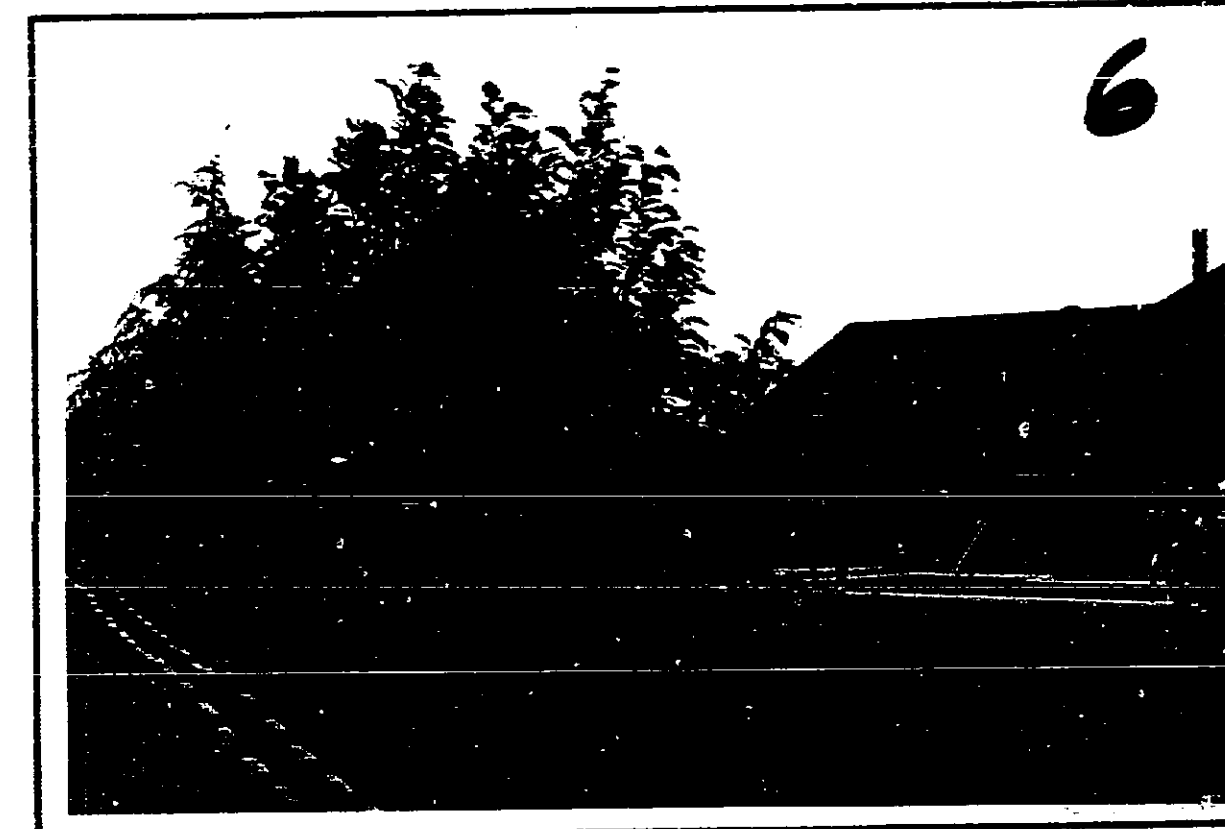
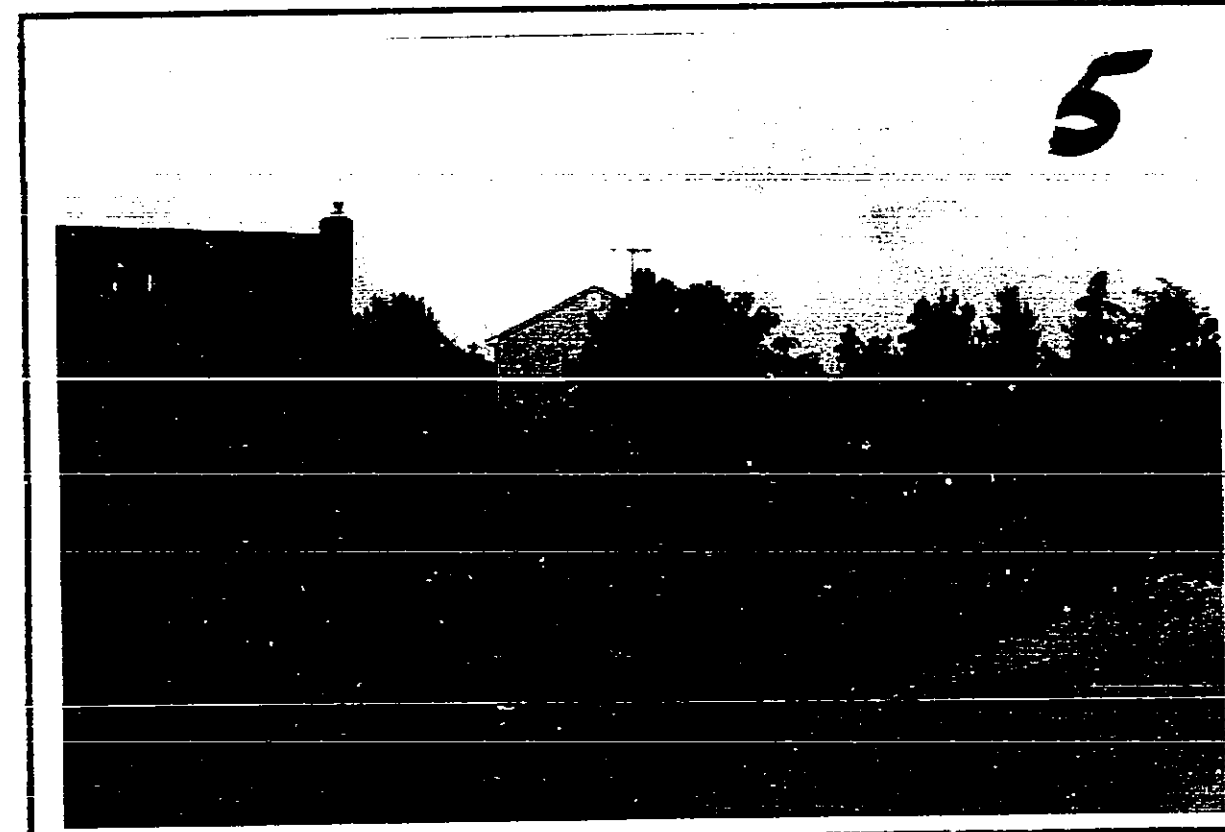


437

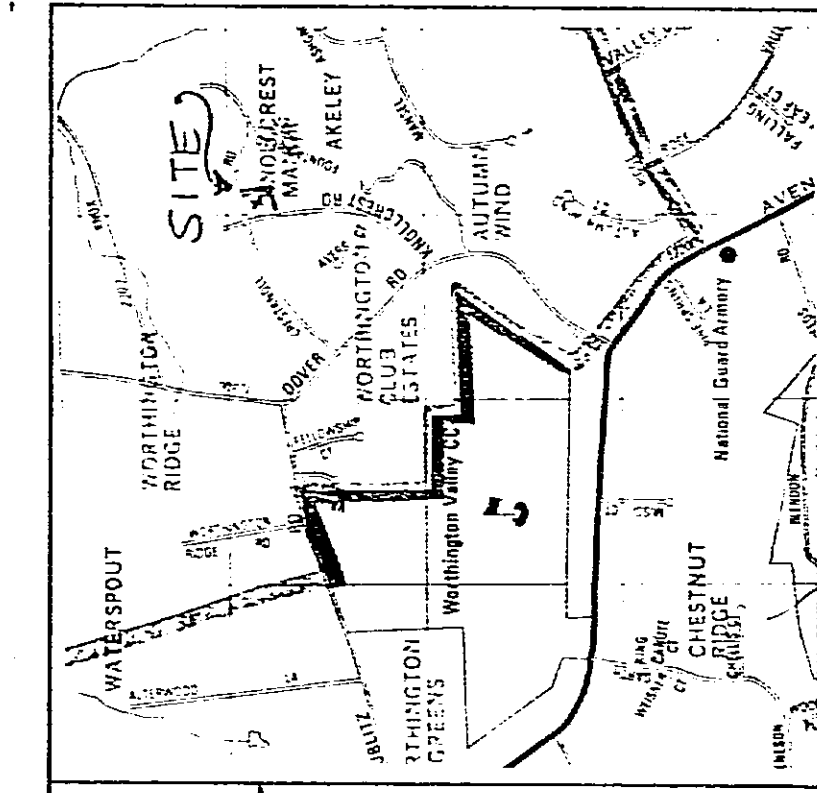
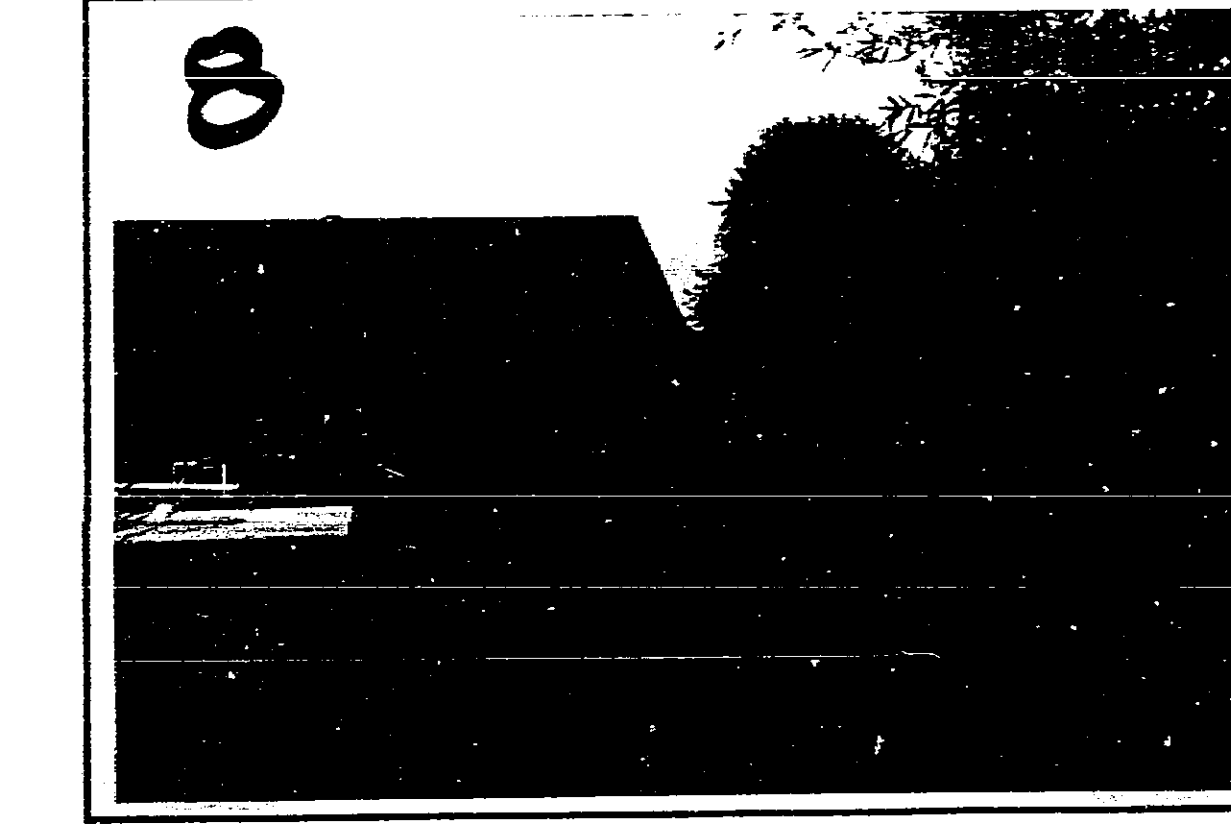
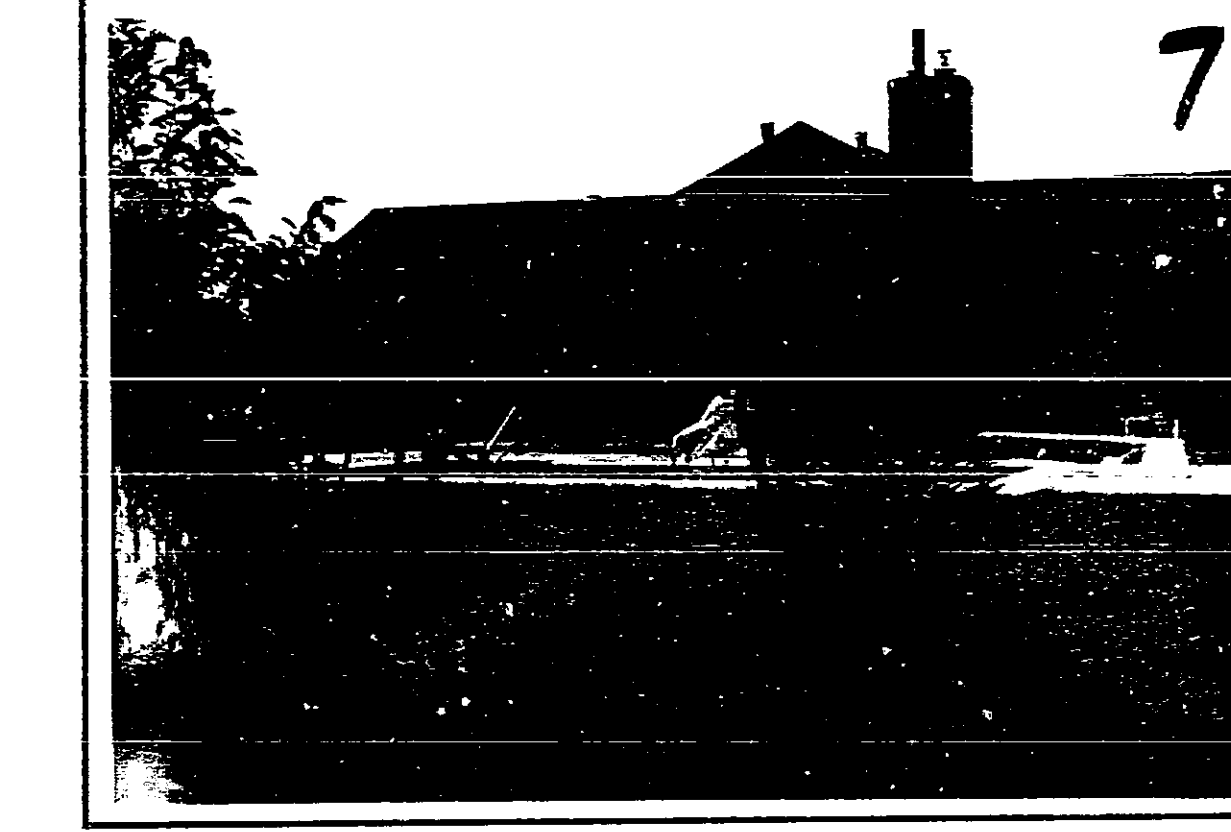
95-443-A



95-443-A



95-443-A



VICINITY MAP, SCALE: 1"=2000'

NOTE:
THIS PLAT IS PREPARED BASED ON THE LOCATION
SURVEY PREPARED BY HUDKINS ASSOCIATES, INC.

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE
PROPERTY ADDRESS: 2311 CRESTNOLL ROAD
SUBDIVISION NAME: KNOLLCREST MANOR
PLAT BOOK 40/87
OWNERS: BRIAN AND SANDRA MENDELSON

CRESTNOLL ROAD
24' MAC PAY.
50'R/W

34091 SF.
0.78 AC.

LOT 10

KNOLLCREST ROAD
24' MAC PAY.
50'R/W

95-443-A

LOCATION INFORMATION		
ELECT. DIST. 8	MAP: N W 16 F, C. 3	
1"=200' SCALE	34091 SF.	
ZONING: R-65	0.78 AC.	
LOTS SIZE: 0.78 AC.	SEWER SEPTIC	
	WATER WELL	
	CHESAPEAKE BAY CRITICAL AREA: (NO)	
	PRIOR ZONING HEARING:	
	VARIANCE CASE:	
	85-5-A (ITEM 314)	
ZONING OFFICE USE ONLY		
REVIEWED BY: <i>mdk</i>	ITEM #	CASE #
	437	

PREVIOUS VARIANCE CASE # 314
BRIAN AND SANDRA MENDELSON'S PROPERTY
LOT 10, BLOCK 12, KNOLLCREST MANOR
ELECT. DIST. 8, BATHURST COUNTY, MD
ANNE ARUNDEL COUNTY, MARYLAND
SCALE 1"=30'
PRIME ENGINEERING COMPANY
ENGINEERS PLANNERS SURVEYORS ARCHITECTS
701 W. MAPLE ROAD
LINTHICUM, MD 21090
TEL. (410) 850-4310



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200'	NORTH OF	N.W.
DATE	CHESTNUT RIDGE	16-F
OF		
PHOTOGRAPHY		
JANUARY		
1986		

#437

95-443-A